Taking Care of Real Property Business

Strategic Communication For DPWs

Problem Statement

- Need to have accurate, reliable and timely data for the right space, the right mission, at the right time, which can be validated by an unqualified audit opinion
  - You have the responsibility to make this happen
  - You are accountable for all property under your command
  - You can help increase visibility at senior levels

President's Management Agenda (PMA)

Statutory Requirement

- DoD graded quarterly on PMA scorecard against 24 asset data elements
  - Performance measures - 4
    - Utilization rates:
      - Administrative, Warehouse, Medical, Housing, Labs
    - Annual Operations and Maintenance costs
    - Quality
    - Mission Dependency

Business Enterprise Architecture (BEA)

OSD Initiative for Business Transformation

- To-Be architecture
- Sustainable business processes
  - Real Property Inventory Requirements (RPIR), Real Property Acceptance Requirements, Construction-in-Progress Requirements, Environmental Liabilities and HAZMAT Requirements, RPUID Registry
- Consistent reporting across DoD for installations and sites

Chief Financial Officer's Act (CFOA)

- Statutory requirement beginning 1990 to report all facilities, uses, dimensions, improvement costs with substantiating audit trail
- Auditable records by end FY09 – Posture the Army for Success

Accurate Accountability

- Generates space requirements and funding requirements

Problems:

- Stove piped information distribution
- Real property asset visibility
- Different tenant organizations not providing project information

Relocatable Accountability

- Relocatable assets are NOT real property
- However, relocatables should be included in the RPI under a special code “R”
- Their visibility allows utilities and SRM requirements to be programmed for them
- Without accurate data in the RPI, installations cannot expect to receive money to support relocatables

Real Property Mission Statement

- Acts on behalf of the Installation Commander for real property custody, safekeeping, and efficient and effective use of all Army lands, facilities and space under their purview
- Must be appointed by the Garrison Commander
- Will be a Federal Government employee
- Responsibilities may not be contracted out
- Must have appropriate training

Everything You Wanted to Know About Real Property, But Were Afraid to Ask

- Installation/Site Definition
- Army Stationing and Installation Plan (ASIP)
- Real Property Planning and Analysis System (RPLANS)
- Real Property Inventory (RPI)
- Sustainment requirements generation
- Space utilization per PMA
- General Fund Enterprise Business System (GFEBS)
- Site validation
- Naming conventions
- Chief Financial Officer's Act (CFOA) and capital improvements
- Real Property Inventory Requirements (RPIR), Real Property Asset Requirements (RPAR), Construction-in-progress Requirements (CIPR), Environmental Liabilities Requirements (ELR)

To Do List

- Coordinate with
  - Master planner
  - Environmental community
  - Legal
  - Contracting
  - US Army Corps of Engineers (USACE)
  - Real property/real estate office
- Identify proponents for actions (SME's)
- Open communication across the Garrison

Near-Term Timelines

1. Identify and name sites – Mar 07
2. Correcting accountability
   a. Identify deficiencies and implement corrective action plans for the 24 data elements required by PMA – FY08
   b. Record improvements immediately
   c. Implement and report new business processes and data elements – FY08

Long-Term Timelines

- Implement sustainable process verification by FY09
- GFEBS implementation – FY10
- DoDIG Audit – FY11

Summary

- Business Transformation
- PMA Reporting Requirements
- Unqualified Audit Opinion by FY09
- Need Your Help to “Take care of real property business”
- Posture the Army for Success